

Rental Application Screening Criteria

Please review our list of criteria. If you feel you meet the criteria, please apply.

Please note that we provide equal housing opportunity: we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, nationality, marital status, familial status, source of income, ancestry, sexual orientation, affectional orientation and all other protected classes, as required by federal, state and local law.

- ⇒ **A complete application.** One for each adult (18 years of age or older).
Rental history verifiable from un-biased sources. We require the application to have complete information for at least 2 years for current and past residencies, phone numbers must be included.
- ⇒ **Sufficient income/resources.** If the combination of your monthly personal debt, utility costs, and rent payments will exceed 36% of your monthly income, before taxes, we will deny your application or require a qualified co-signer on your lease agreement. If the combination exceeds 45% of your monthly income, your application will be denied.
We must be able to verify independently the amount and stability of your income. (For example: pay stubs, employer/source contact, or tax records. If self-employed: business license, tax returns, bank records, or a list of client references.)
- ⇒ **Two pieces of I.D. must be shown.** We require a photo I.D. (a driver's license or other government issued photo identification card) and a social security card.
- ⇒ **False information is grounds for denial.** Your application will be denied if you misrepresent any information on the application. If misrepresentations are found after a lease is signed, your lease will be terminated.
- ⇒ **Criminal convictions for certain types of crimes will result in denial of your application.** Your application will be denied if, in the last 15 years, you have had a conviction for any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances.
- ⇒ **Certain court judgments against you may result in denial of your application.** If, in the last 10 years, you have been through a court ordered eviction, or had any judgment against you for financial delinquency, your application will be denied.
- ⇒ **Poor credit record (overdue accounts) may result in denial of your application.** Records showing extensive payments past due are not acceptable.
- ⇒ **Poor references from previous landlords may result in denial of your application.** Your application will be denied if previous landlords report significant complaint levels of noncompliance activity such as: repeated disturbance of the neighbors' peace; drug dealing, or drug manufacturing; damage to the property beyond normal wear, reports of violence or threats to landlords or neighbors; allowing persons not on the lease to reside on the premises; failure to give proper notice when vacating the property.



Also, your application will be denied if a previous landlord would be disinclined to rent to you again for any reason pertaining to lease violating behavior of yourself, your pets, or others allowed on the property during your tenancy.

- ⇒ **Pets.** Pets are on a case by case basis. Aggressive breeds including but not limited to pit bulls, Rottweiler's, Doberman pinchers are not allowed. Pet Fee's are typically \$250.00 and are non-refundable. *No more than 2 pets per property.*
- ⇒ **Fees.** Application fee is \$45.00 for single persons over 18. All persons over the age of 18 must fill out a Residential Lease Agreement. Application fee for married persons is \$60.00. ***Deposits, First months rent and application Fee must be certified Funds.***
- ⇒ **Deposits.** Deposits are equal to ones months rent unless an additional deposit is required. Deposits, First months rent and application Fee must be Certified Funds.
- ⇒ **Once an application has been accepted, the Applicant has until 5:00 P.M.** the following business day to deliver the Deposit to our office. The deposit **MUST** be in the form of a cashiers check or money order made out to Zing Property Management.
- ⇒ **We will accept the first qualified application.**

Print Name: _____

Signature: _____

Date: _____

Time: _____

Property Applying For: _____

Anticipated Move-In Date: _____